

Luis A. Quintana Mayor

Landmarks and Historic Preservation Commission C/O Division of Planning and Community Development 920 Broad Street, Room 112 Newark, New Jersey 07102 Tel. 973-733-6204 Fax 973-733-4369 William Mikesell, AIA Chairman

Michele Alonso, PP, AICP Secretary

# NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

# **MEETING MINUTES**

6:16-21pm

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION Regular Public Meeting- Wednesday, April 2, 2014 Location: Room 215 (Council Chambers)

# **Certification of Publication:**

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

### **Call to Order:**

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:16:21 pm.

#### Roll Call: 6:32:30 PM

In attendance were Commissioners Mikesell, Robinson, Lendor, and Partyka Commissioner Grossklaus was in attendance, but left at 8:25pm Commissioner Hartman was in attendance, but arrived at 6:34pm Commissioner Scotland was in attendance, but arrived at 7:25pm Commissioners Moten, Torok, and White, were not present.

The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

### **Approval of Minutes of March 5, 2014:**

Approved

Motion made by Commissioner Lendor Second Motion made by Commissioner Mikesell

AYES: Mikesell and Lendor

2- 0- 3; with three abstentions (Grossklaus, Partyka, Robinson)

# 1. Communications

No Communications Presented.

#### 2. Report on Enforcement Actions in Historic District:

None

**3.** Approval and adoption of resolution for retention of Special Counsel Michele Donato 2013 contract amendment.

Motion by: R. Grossklaus Second by: R. Partyka Outcome: 5-0 Approved

# 4. Old Business:

a)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill
Application#:	H14-005
Application Date:	01/23/2014
Applicant/Owner:	Idalia Solano
Description of Work:	Applicant wants to change the glass of the Porch, keeping the same style and configuration of the Porch. Will build 10" framing at the bottom and on it the glass divides in two sizes: down 15" high and up 70" high using Low/Argon glass, 7100 series pictures, white, no screen.
Decision:	Applicant requested to be adjourned to the Regular meeting of May 7, 2014

b)

Address:	588 Martin Luther King Jr. Blvd
Historic District:	Individual Landmark
Application #:	H14-013
Application Date:	01/28/2014
Applicant:	David Chatman Steward
Owner:	St. James A.M.E. Church
Description of Work:	The Church wants to remove six Religious Stain Windows and replace with six new stain glass windows matching the remaining stain glass windows in the church. The purpose for the removal and sale of the Tiffany stain glass windows in St. James Church is to help finance the building of the new St James Church.
Decision:	Denied

Motion by:	R .Grossklaus
Second by:	R. Partyka
Vote:	5-1 in favor of denial

c)

Address:	25 E. Abington Avenue
Historic District:	Forest Hill
Application #:	H14-016
Application Date:	02/10/2014
Applicant/Owner:	Jose Ferreria
Description of Work:	Alteration and expansion of an existing dormer and the addition of two new dormers to allow more light into the attic. The existing roofing is Spanish tiles.
Decision:	Approved with conditions
Conditions:	Two proposed side dormers shall be removed from application, Yankee gutters shall be repaired. Original soffit and dentils shall be restored, Aluminum covering entrance portico shall be removed
Motion by:	R. Hartman
Second by:	A. Lendor
Vote:	6-0 in favor

# **5:** New Business:

d)

u)	
Address:	212 Halsey Street
Historic District:	Four Corners
Application#:	H14-022
Application Date:	03/04/2014
Applicant:	Ricky Rodrigues
Owner:	Aboulenain Family LLC
Description of Work:	Alterations for a Pharmacy, remove & replace draw gates with one gate 90% mesh, 2' x 12' custom wood sign, replace glazing with new alum tempered glass storefront. Existing brick to be smoothed cement finish, color to match building exterior.
Decision:	Approved with conditions
Conditions:	No signs & lighting in approval, storefront will be an anodized mill finish.
Motion by:	R. Hartman

Second by:	D.Scotland
Vote:	7-0 in favor

e)

Address:	780-786 Broad Street
Historic District:	Four Corners
Application#:	H14-026
Application Date:	03/18/2014
Applicant:	Julian Hwang
Owner:	786 Broad Street realty
Description of Work:	New Sign application. Change bottom sign and add a new push through Channel Letter sign using the existing power source.
Decision:	Approved with conditions
Conditions:	The back sign panel shall be changed to a background with a matte finish.  Background color shall be off-white & shall be approved by staff. Psychic sign & lighting associated shall be removed.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	7-0 in favor

f)

Address:	84 Clinton Avenue
Historic District:	Lincoln Park
Application#:	H14-027
Application Date:	03/18/2014
Applicant:	Andrew Regenstreich, Community Asset Preservation Corporation
Owner:	Community Asset Preservation Corporation
Description of Work:	Refurbishing existing wooden cornice, repair/replace existing wood siding to match existing profile. Repair/replace existing wood molding to match existing profile. Restoration of existing brick steps and stoop ales. Replace existing slate roof with slate line product, restore windows. Build second floor addition in rear.
Decision:	Approved with conditions
Conditions:	For Staff review: Fence along Brunswick Street at street line shall be removed.  Door on side of building shall be more decorative. For staff review and approval:  Colors; entrance restoration; basement finishes; railing, stoop, and lattice work; storefront system at rear entrance.
Motion by:	D. Robinson
Second by:	A. Lendor

Vote:	7-0 in favor	
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g)

Address:	192 Market Street
Historic District:	Four Corners
Application#:	H14-030
Application Date:	02/19/2014
Applicant/Owner:	GCL 192 Market Street, LLC
Description of Work:	Applicant proposes renovation of an existing seven story building into a mixed- used building consisting of thirteen studio units, commercial and retail use on the ground floor. Twelve of the residential will be located on the upper floors and the existing ground floor unit will remain behind the commercial use.
Decision:	Approved with conditions
Conditions:	Applicant shall return with HVAC and condenser design on any kitchen venting. To be approved by design review committee: Cleaning methods, any proposed gate will be internal & shall be open mesh, 2 side lights shall be added to each side of residential door and door shall be centered.
Motion by:	D. Scotland
Second by:	R. Hartman
Vote:	6-0 in favor

h)

11)	
Address:	614-706 Broad Street- Military Park
Historic District:	Military Park Commons
Application#:	H14-031
Application Date:	03/19/2014
Applicant:	George Roberts, Project Manager, Military Park Partnership
Owner:	The City of Newark
Description of Work:	Applicant is proposing to install a custom-built carousal in Military Park. The carousel would have a deck that would be 24 feet in diameter. It would feature 16 animals and 1 chariot, arranged in two rows. The animals would be custom carved and painted.
Decision:	Concept, but not location or design approved. Recommended by the majority of Commissioners to the State Historic Preservation Office.
Motion by:	R. Partyka
Second by:	R. Hartman
Vote:	4-2-0 in favor

i)

Address:	2 Center Street (One Theater Square)
Historic District:	Military Park Commons
Application#:	H14-032
Application Date:	03/19/2014
Applicant:	Carl E. Dranoff, President; Dranoff Properties
Owner:	New Jersey Performing Arts Center Corporation
Description of Work:	To construct a 22 story residential tower with retail on the ground floor. Corner element is proposed to be a simple glass (opaque spandrel glass) and painted metal panel (the light grey metal)
Decision:	Approved
Motion by:	A. Lendor
Second by:	R. Partyka
Vote:	6-0 Approved.

j)

Address:	124 Halsey Street
Historic District:	Military Park Commons
Application#:	H14-033
Application Date:	03/19/2014
Applicant:	Juan Cruz
Owner:	707 Broad Street Associates LLC
Description of Work:	Modification to existing storefront glazing system to include kawneer doors, on Cedar St. One new 6' concentric vent, 3 new louvers to replace existing windows on Cedar St, and one new louver connection to existing louver on Halsey St. All proposed louvers to match existing louver in color.
Decision:	Approved.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	6-0 Approved

h)

Address:	17-19 William Street, 25-33, 35-37 and 39-41 Treat Place
Historic District:	Four Corners
Installe Bistriet.	
Application#:	H14-034
Application#.	1114-034
A	02/20/2044
Application Date:	03/20/2014

Applicant/Owner:	RBH-TRB West I Mezz, LLC
Description of Work:	Amendment for Building Eight and expansion of the footprint of the building for construction of new seven Story high, 81 Unit mixed use residential/retail building. Applicant received approval to demolish the existing building and construct an eight story high, 98 residential unit mixed-used building on July 17, 2013. Applicant seeks to reduce from 8 to 7 stories; from 98 to 81 units.
Decision:	Approved with conditions
Conditions:	Final brick and finishes color to be determined in field by staff & Board Commissioners.
Motion by:	R. Hartman
Second by:	A. Lendor
Vote:	6-0 Approved

# 6. Adjournment 10:43:50 PM